



North Corktown



Historic Corktown

Perkins&Will



Greater Corktown Neighborhood Framework Plan

BUILDING WORKSHOP

January 29, 2020

@IBEW Hall



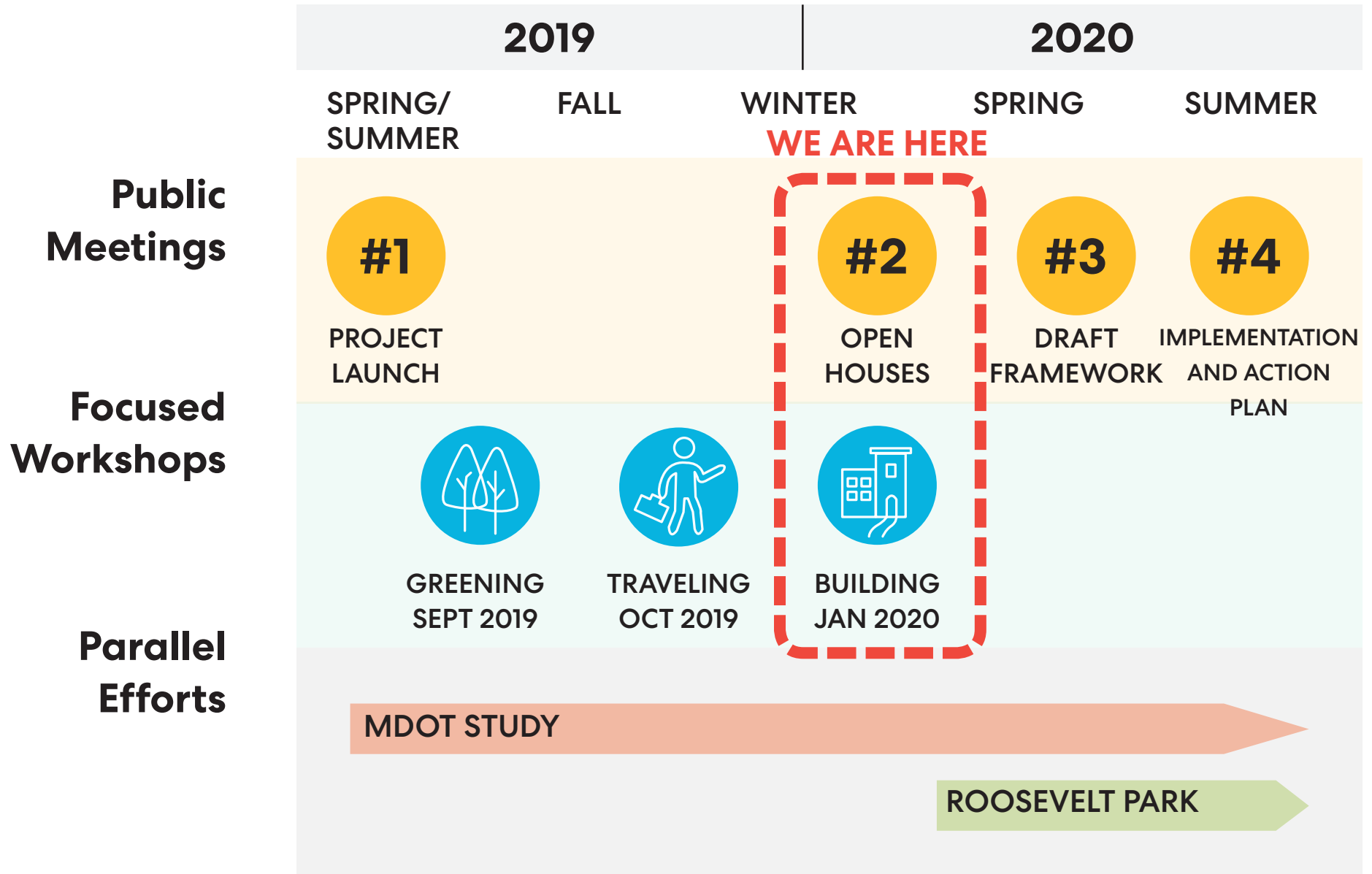
Today's Workshop

- 6:00 PM Welcome and Introduction
- 6:10 PM Overview Presentation
- 6:40 PM Workshop Break-out Groups
 - North Corktown**
 - Historic Corktown**
- 8:00 PM Workshop End

Project Schedule



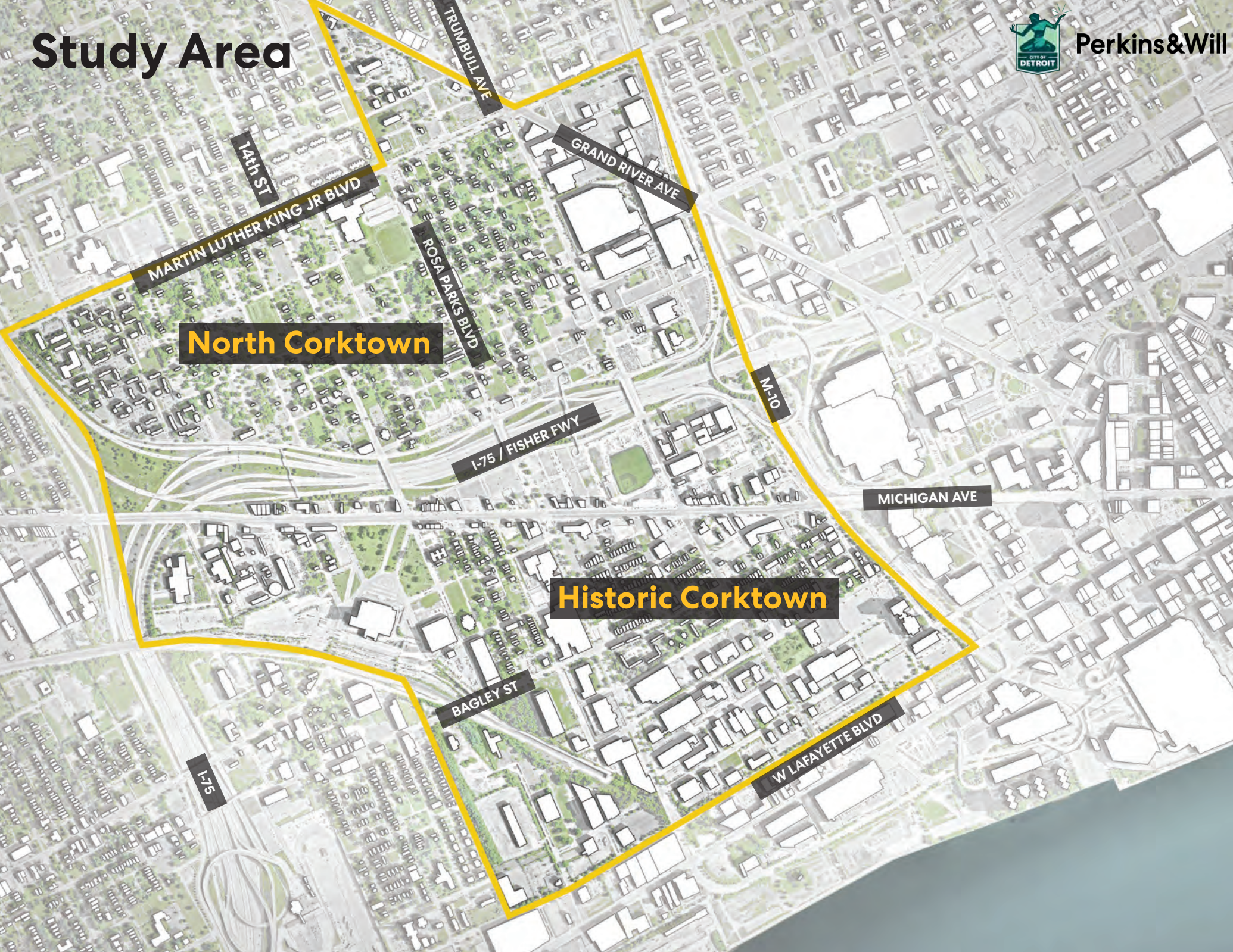
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Study Area

North Corktown

Historic Corktown





Framework Purpose

create a short and long-term plan that promotes inclusive growth of Detroit's oldest established neighborhood, while preserving unique character, cultural heritage & integrity.



What We've Heard From You

What We've Heard From You



Perkins&Will

Greening Workshop - Sept 11-12 2019



Greening Workshop - Sept 11-12 2019

**Preserve
Community Green
Spaces**

**Promote Ecological
Processes**

**Community
Gathering Spaces**

**Connected
Corridors**

**Mix of small and
large parks**

What We've Heard From You



Perkins&Will

Traveling Workshop - Oct 9-10, 2019



Traveling Workshop - Oct 9-10, 2019

**Two-way Street
Conversion on 14th
and Rosa Parks**

**Protected Bike
Lanes**

**Concerns around
Parking**

**Safer intersections
for pedestrians
and cyclists**

**Improved safety
and lighting**

What We've Heard From You



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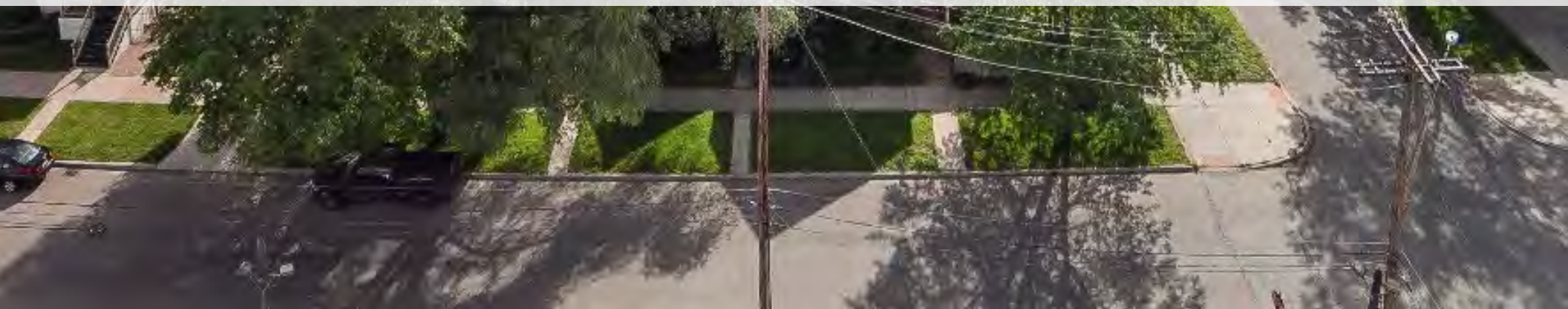
Public Open House (Yesterday)





Emerging Vision

Corktown is a neighborhood with good bones – its existing streets, blocks, shops and parks set out the structure for its future – one that will play host to new and existing residents, businesses and visitors.



Emerging Principles



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Corktown for Everyone



History and Heritage

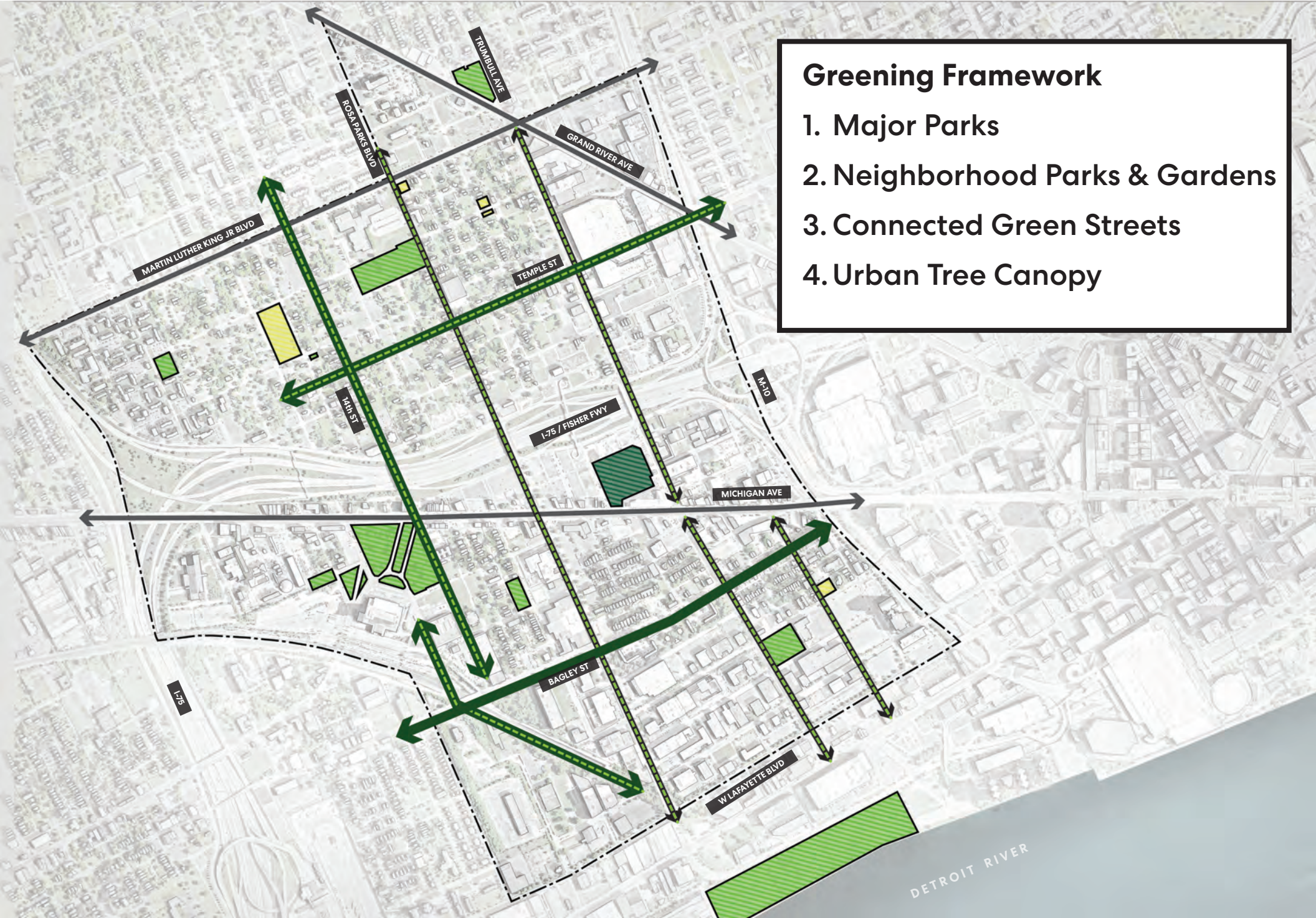


Sustainable and Resilient



Safe Streets

Emerging Framework - Greening



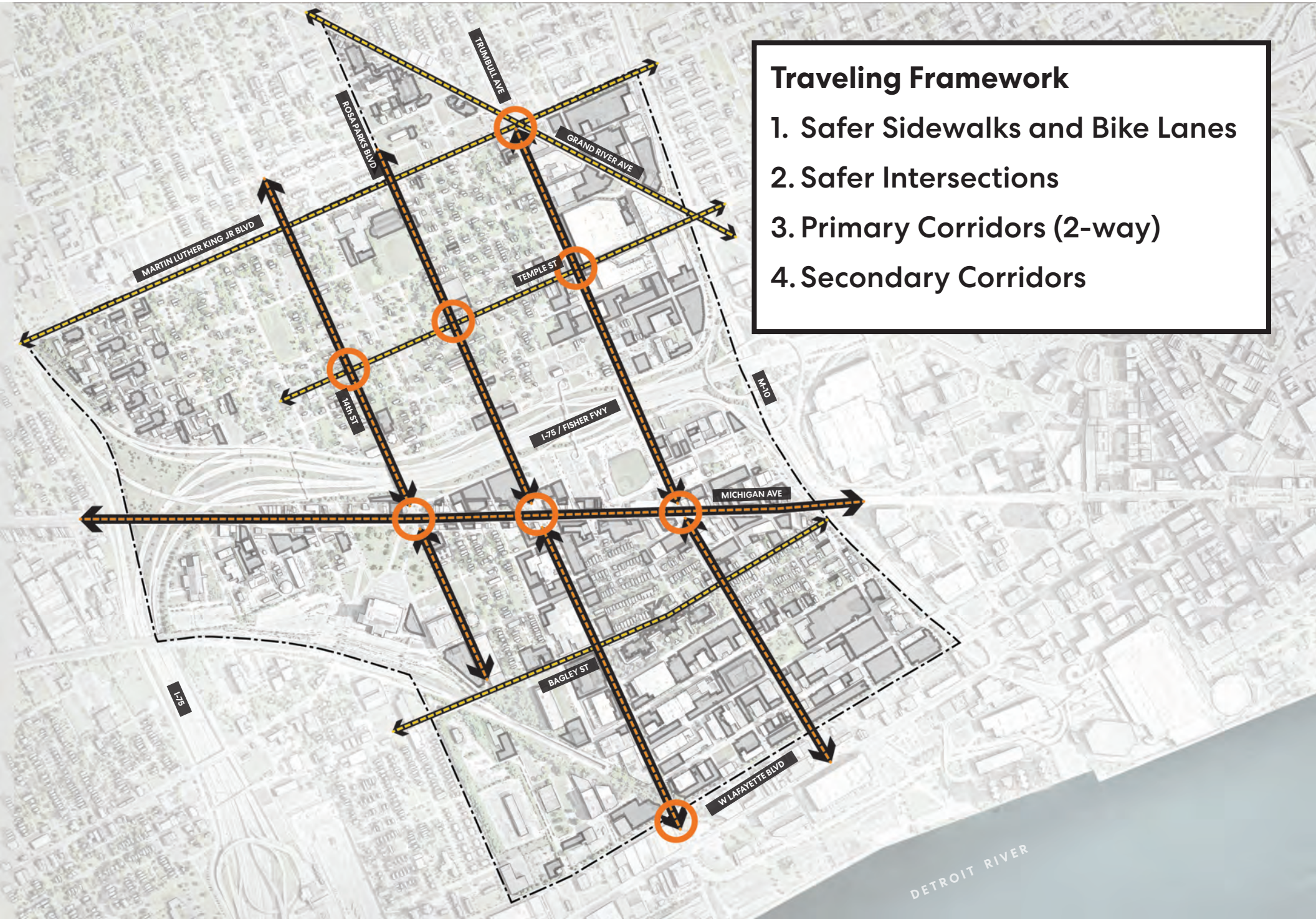
- Greening Framework**
1. Major Parks
 2. Neighborhood Parks & Gardens
 3. Connected Green Streets
 4. Urban Tree Canopy

Emerging Framework - Traveling



Traveling Framework

1. Safer Sidewalks and Bike Lanes
2. Safer Intersections
3. Primary Corridors (2-way)
4. Secondary Corridors

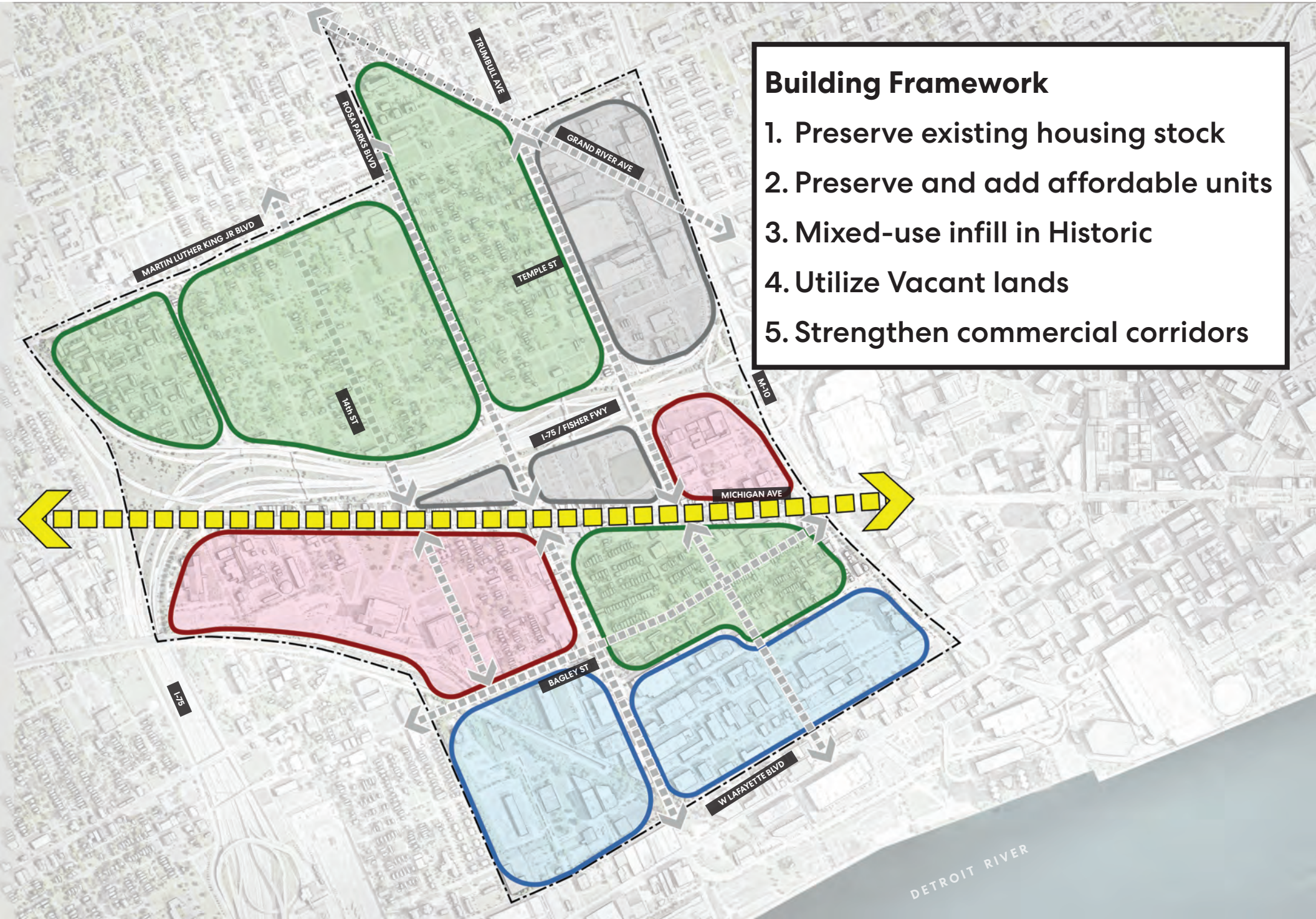


Emerging Framework - Building



Building Framework

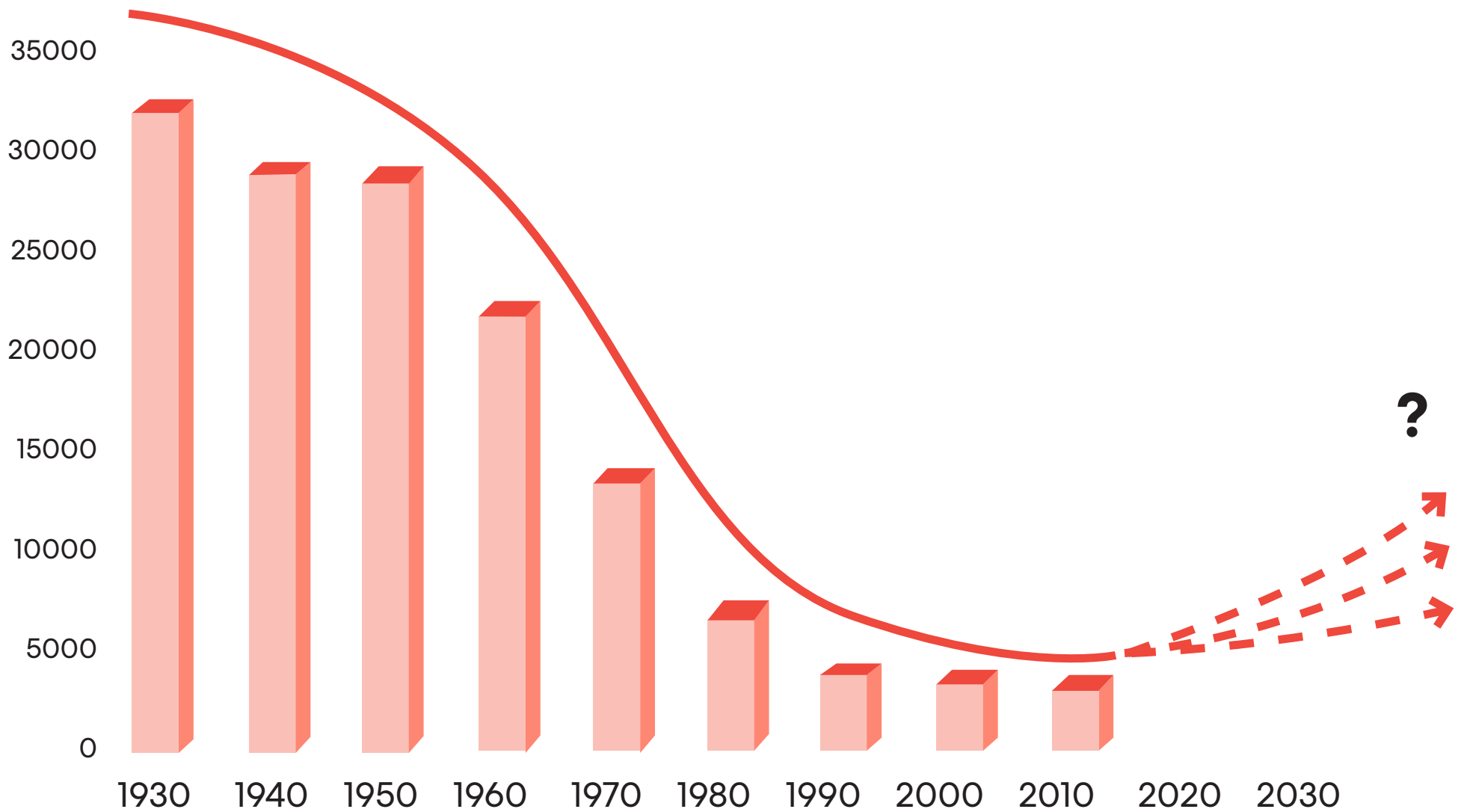
1. Preserve existing housing stock
2. Preserve and add affordable units
3. Mixed-use infill in Historic
4. Utilize Vacant lands
5. Strengthen commercial corridors





Market and Real Estate Analysis

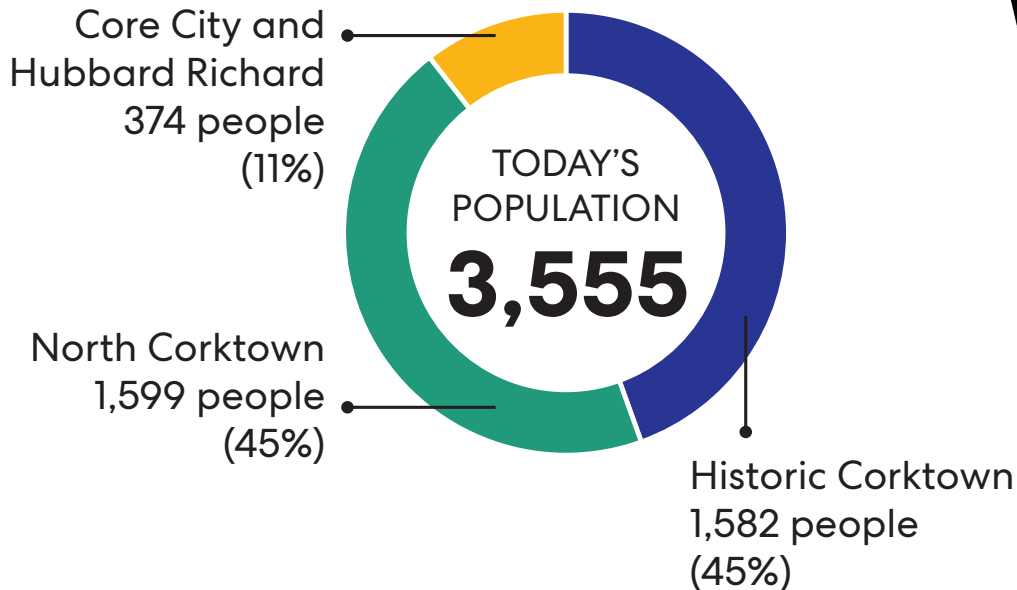
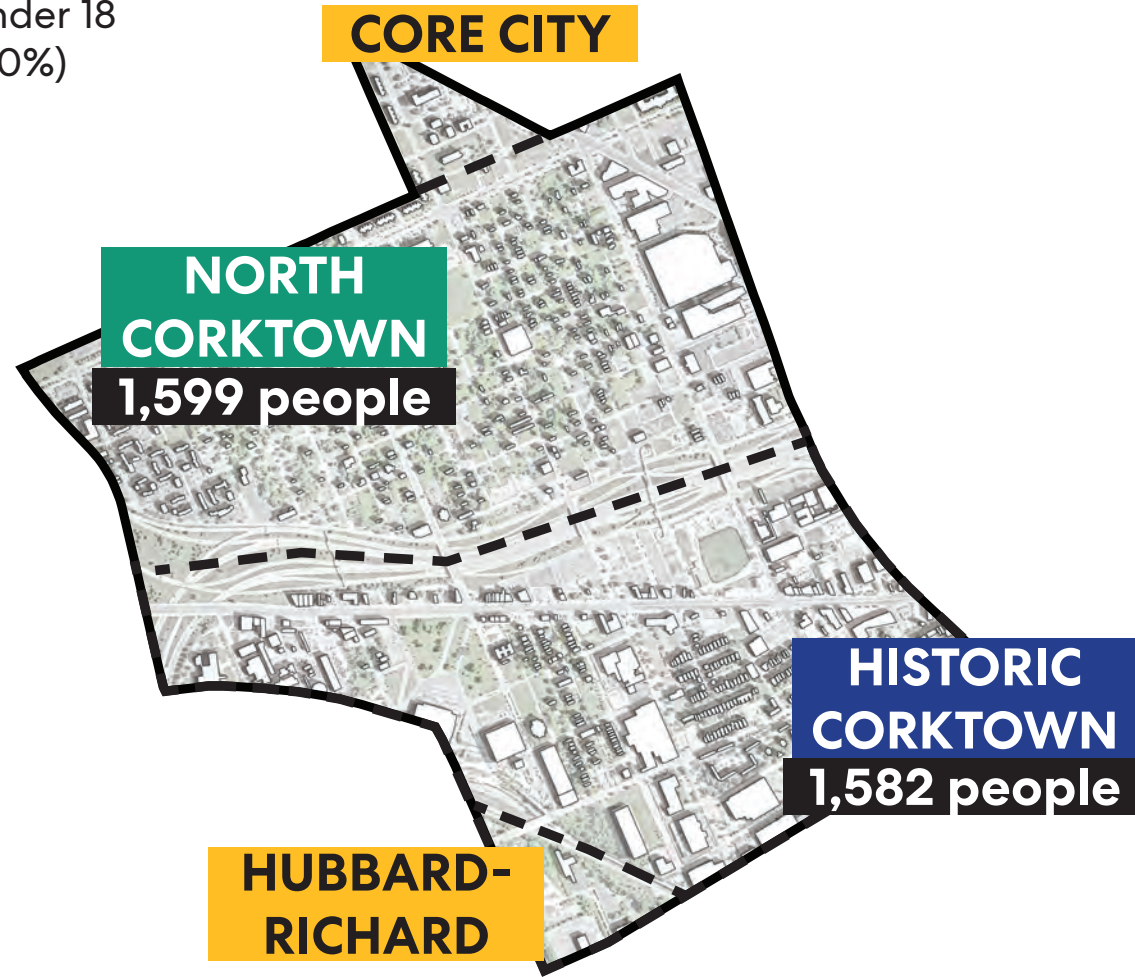
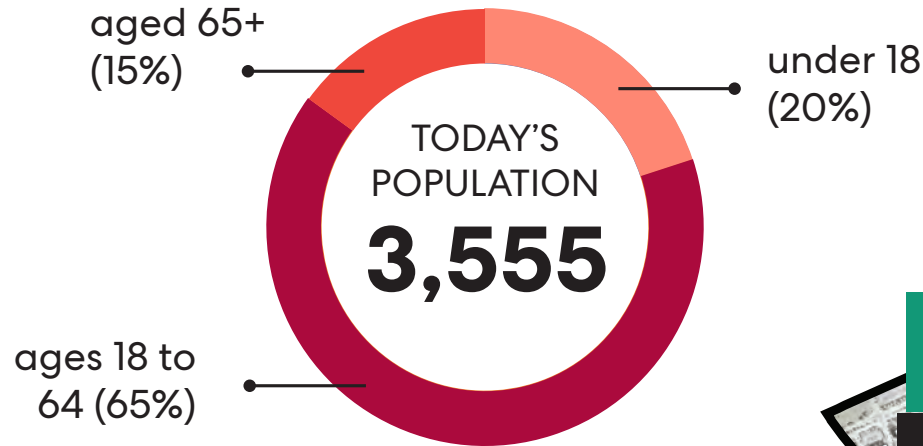
Study Area Population



~ 12% Population Growth (2010-2019*)

~ 350 people, ~ 200 households

Study Area Population



*Population does not include Elton Park or the Corner developments

*Source: 2018 American Community Survey (ACS), (City of Detroit, PDD)

New Housing Supply



Development Pipeline



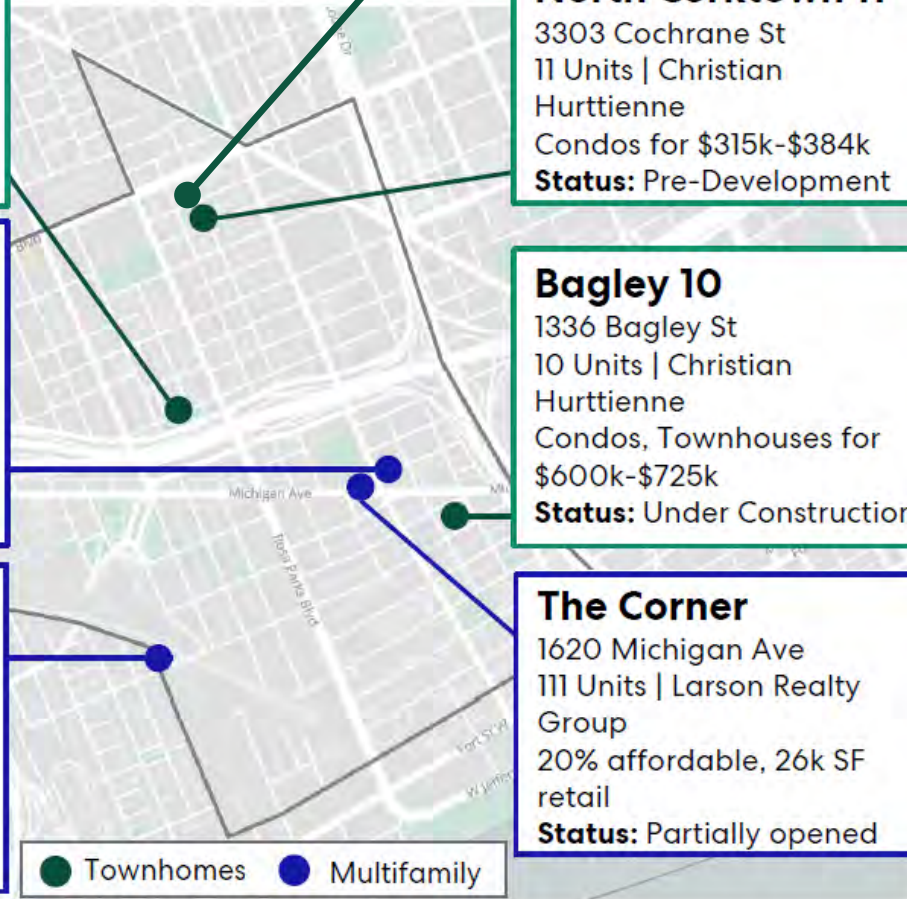
N Pine St Townhomes
 2049 Pine St
 14 Units | Oakland Housing
 For-sale, Middle-income housing
Status: Under Construction



Elton Park
 2130 Trumbull Ave
 150 Units | Soave Real Estate
 Rentals, Affordable + luxury
 13k SF retail, Historic tax credits
 City-funded infrastructure
Status: Lease-Up



Bagley & 16th
 2400 Bagley St
 60 Units | Woodborn Partners
 20% affordable at 80% AMI,
 5k SF retail, Bought City-owned land
Status: Pre-Development



47 units in the pipeline, in a variety of single- and multi-family projects, concentrated in the area east of Rosa Parks



Recent and Pending Development

330 units delivered in 2019

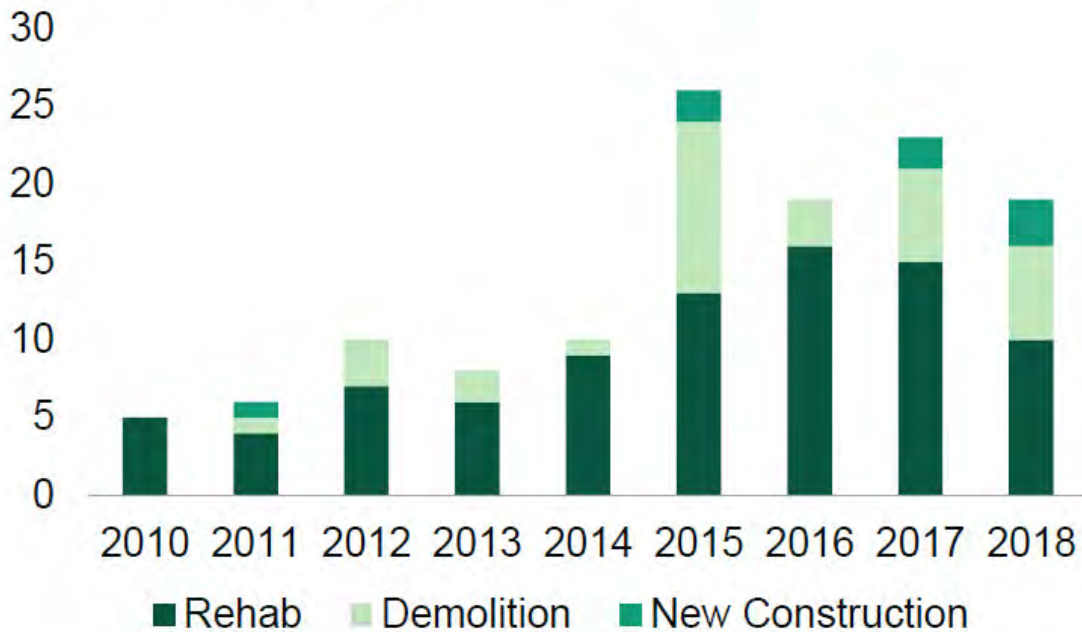
150+ additional units in pipeline

Housing



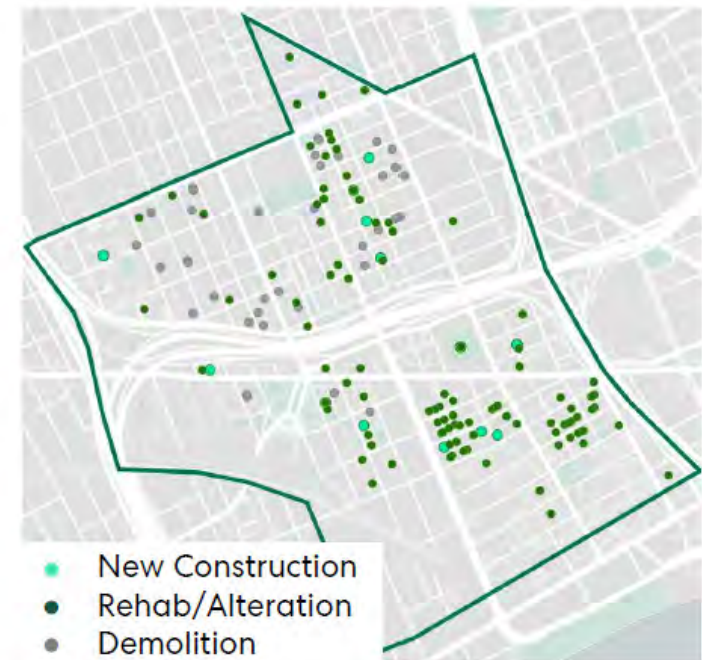
SINGLE FAMILY BUILDING PERMITS BY YEAR ISSUED

GREATER CORKTOWN (2010-2018)



CONSTRUCTION PERMITS

(2010-2018)



Population



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Over the next 10 years, the study area will likely need to plan for 700-1,100 new residential units (affordable and market-rate)

Housing



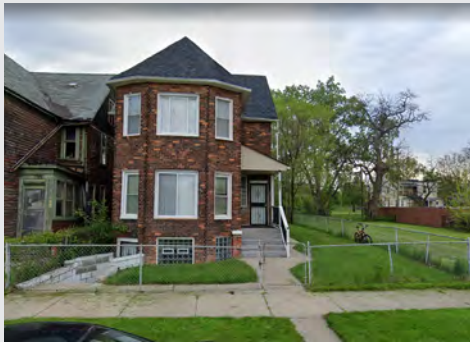
Of the 700-1,100 new residential units:

Approximately 15% single family

Approximately 85% multi family

100-200 single family

600-900 multi family



Majority of development in North Corktown

Majority of development in Historic Corktown, along Michigan Ave

Vacant Land

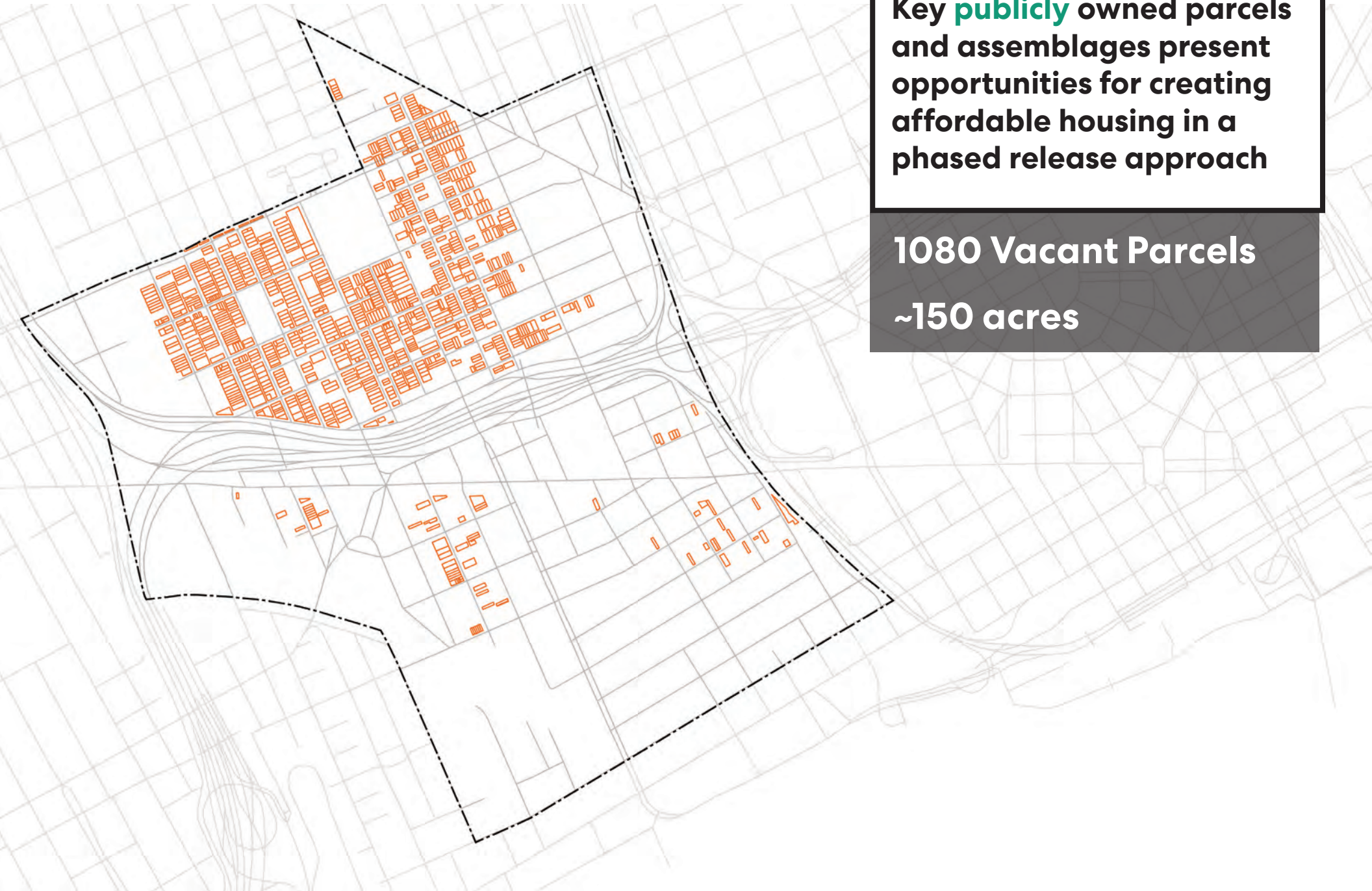


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Key **publicly** owned parcels and assemblages present opportunities for creating affordable housing in a phased release approach

1080 Vacant Parcels

~150 acres



Affordability Strategy



North Corktown

- Identify a portion of publicly-owned vacant land for mixed-income home ownership

Historic Corktown

- Ensure new multifamily, mixed-income housing

Overall

- Leverage federal programs
- Align homeownership with resident needs
- Housing Resource Center

Opportunities

- Neighborhood retailers (ie. grocery stores)
- Michigan Ave as retail destination
- Increased retail demand from new workers, residents
- Ford-related spin-off activity
- Public realm improvements

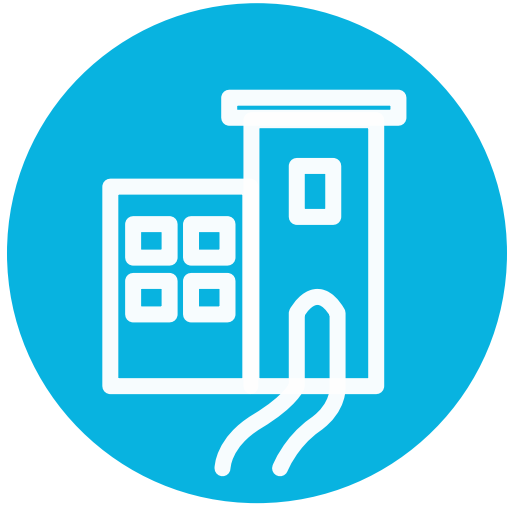
Market Challenges

- Limited interest from national, big box retailers
- Perceived parking challenges
- High retail/commercial vacancy
- Rising construction costs
- Ford-built retail and office may capture new demand



Objectives for Today

Building Workshop Goals



Shape future development in Corktown and ensure that neighborhood residents participate in economic growth.

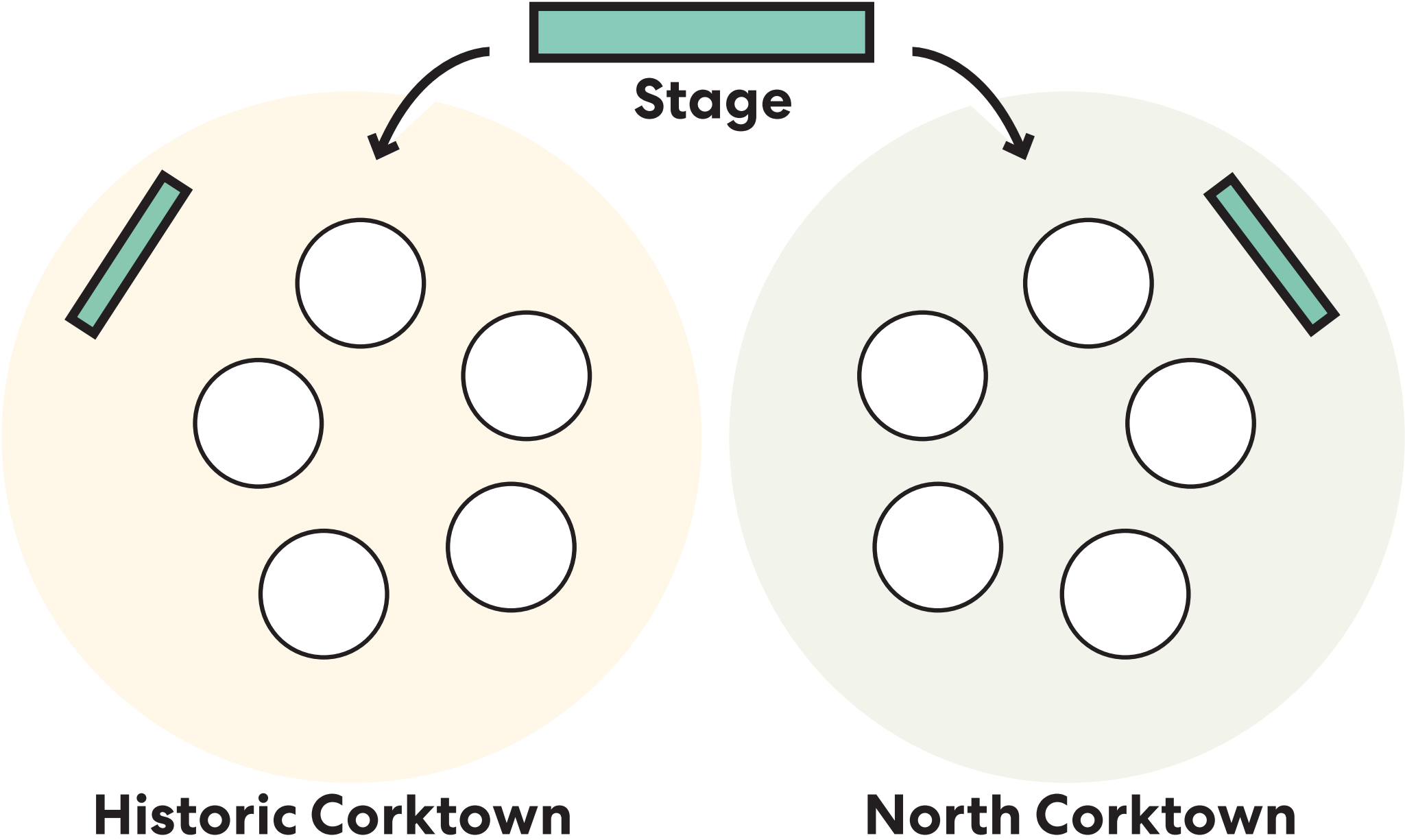
Discussion Topics:

- **Land Use and Zoning**
- **Development Phasing**
- **Density**
- **Historic Preservation**
- **Design Standards**
- **Land Disposition**



Workshop Break-out Groups

How will the Break-out Groups work?



Historic Corktown

North Corktown

Questions to Consider



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Where should growth be concentrated?

What form/shape should the growth take?

How do we protect for affordability?

How do we manage parking?

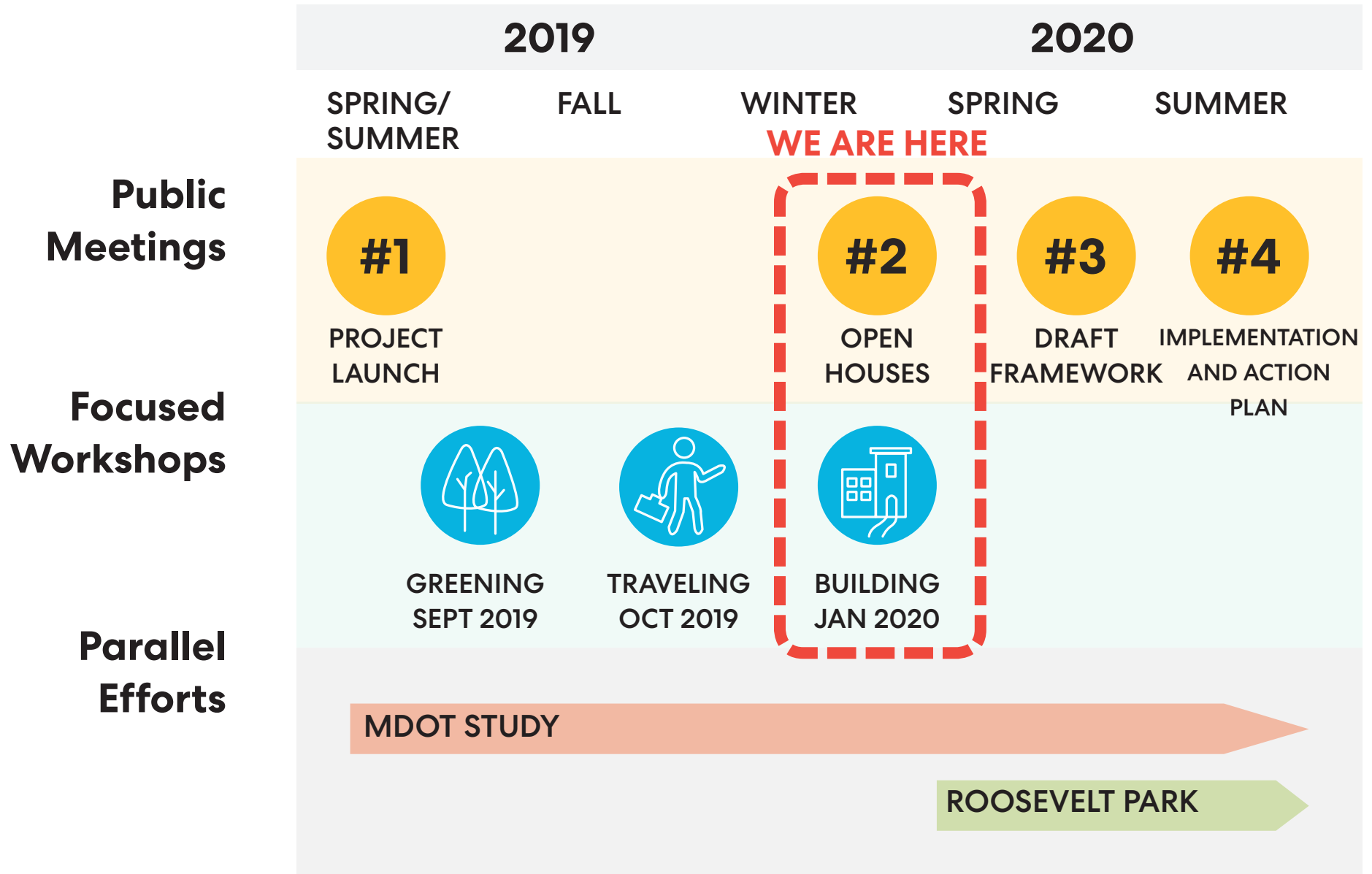


Regroup



Next Steps

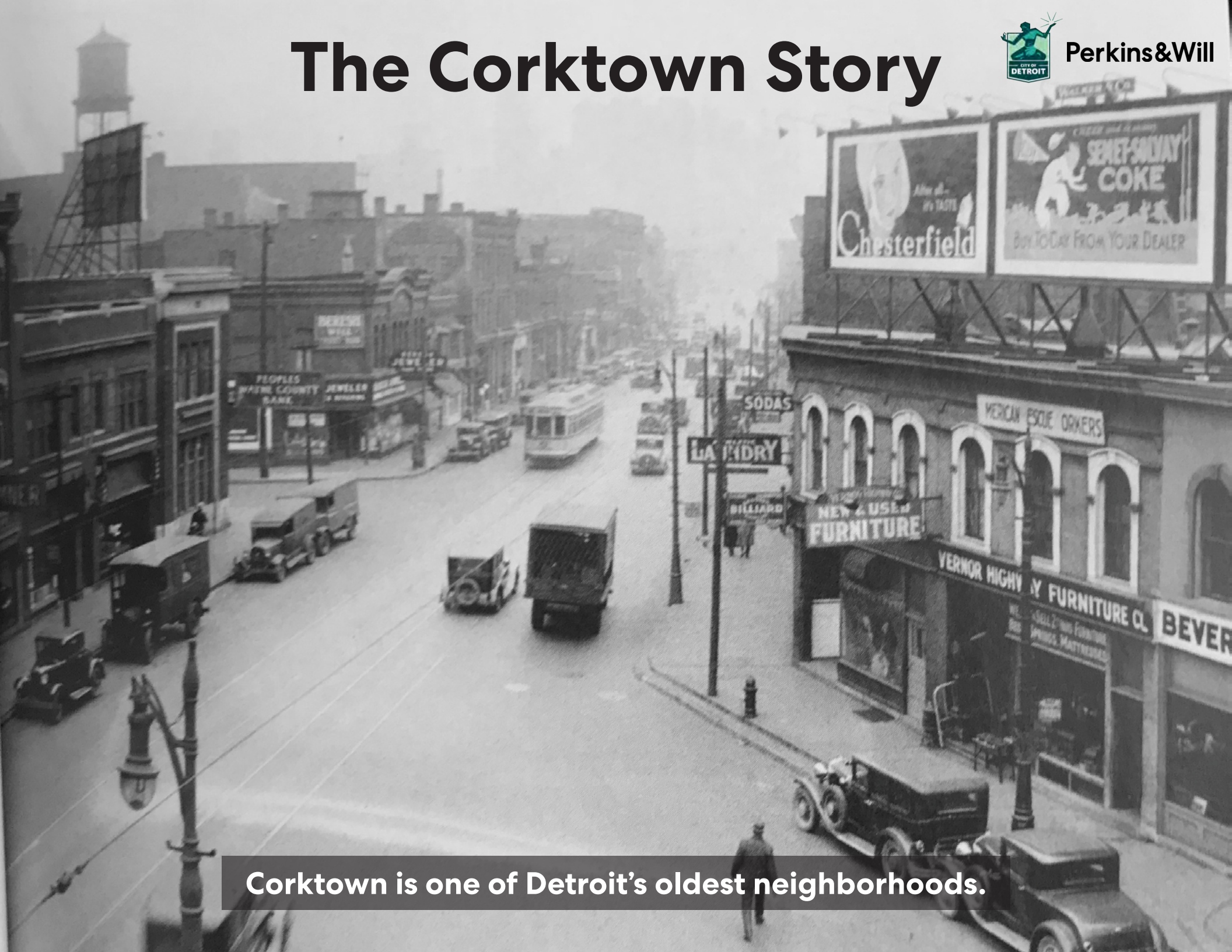
Next Steps



The Corktown Story



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Corktown is one of Detroit's oldest neighborhoods.



Over the course of its history, it has gone through significant highs and lows, but also self-stabilized.



PINK LAMINGO
VEGAN COMBO \$12
TWO ROASTED CHICKEN, RICE, MANDARIN (OR BEANS), TOMATO TART
VEGETARIAN COMBO \$12
TWO RIBBALLS, GREEN SALAD, MANDARIN (OR BEANS), TOMATO TART
MANGOSMIN (OR BEANS) + BEANS
TWO RIBBALLS, GREEN SALAD, MANDARIN (OR BEANS), TOMATO TART
TWO RIBBALLS, GREEN SALAD, MANDARIN (OR BEANS) + BEANS
MANGOSMIN (OR BEANS) + BEANS
GRILLED CHICKEN
A LA CARTE
GREEN SALAD
ROASTED CHICKEN SALAD
MANDARIN + BEANS
TOMATO TART
GRILLED CHICKEN

Home to a group of passionate residents and business owners that care for it deeply.

Greater Cooktown Planning Framework Meetings Sign In
Date: _____
Time: _____
Signature: _____